

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 8, 2012

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8th day of November 2012. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:
ROLL CALL

MEMBERS PRESENT

Dave Boeck
Jim Gasaway
Cindy Gordon
Diana Hartley
Tom Knotts
Roberta Pailles
Chris Lewis
Andy Sherrer

MEMBERS ABSENT

Curtis McCarty

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator

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Item No. 2, being:

CONSENT DOCKET

Chairman Sherrer announced that the Consent Docket is designed to allow the Planning Commission to approve a number of items by one motion and vote. The Consent Docket consisted of the following items:

Item No. 3, being:

APPROVAL OF THE OCTOBER 11, 2012 REGULAR SESSION MINUTES

Item No. 4, being:

COS-1213-3 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JEFFREY CARLSON (CORNERSTONE REGIONAL SURVEYING, L.L.C.) FOR ROCKIN' ROSE FARM, GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY 1/4 MILE EAST OF 72ND AVENUE N.E.

Item No. 5, being:

FP-1213-15 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY NORMAN DOP VII, L.L.C. (CORNERSTONE REGIONAL SURVEYING, L.L.C.) FOR DOLLAR GENERAL ALAMEDA ADDITION, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY 1/4 MILE EAST OF 72ND AVENUE N.E.

Item No. 6, being:

FP-1213-16 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY ABSENTEE SHAWNEE TRIBE OF OKLAHOMA HEALTH CENTER (CARDINAL ENGINEERING) FOR ABSENTEE SHAWNEE HEALTH CARE ADDITION, SECTION 2, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LITTLE AXE DRIVE AND APPROXIMATELY 775' EAST OF 156TH AVENUE N.E.

Item No. 7, being:

FP-1213-17 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR COMMERCE PARKWAY ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, A REPLAT OF PART OF COMMON AREA A, DETENTION POND & ACCESS EASEMENT OF COMMERCE PARKWAY ADDITION SECTION 2, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE N.W. APPROXIMATELY 1,551' NORTH OF INDIAN HILLS ROAD.

Item No. 8, being:

FP-1213-18 – CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT SUBMITTED BY HEARTLAND CHURCH, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR HEARTLAND CHURCH ADDITION, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF TECUMSEH ROAD APPROXIMATELY 1/2 MILE WEST OF PORTER AVENUE.

Item No. 9, being:

FP-1213-19 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY HIGHLAND HILLS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR HIGHLAND VILLAGE ADDITION SECTION 7, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF HIGHLAND VILLAGE DRIVE APPROXIMATELY 1,600' WEST OF PORTER AVENUE.

Item No. 10, being:

FP-1213-20 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY UNIVERSITY TOWNE CENTER, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR UNIVERSITY NORTH PARK SECTION X, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ON THE NORTH SIDE OF CONFERENCE DRIVE AND WEST OF 24TH AVENUE N.W.

Item No. 11, being:

PP-1213-7 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TERRA VERDE DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR TRAILWOODS ADDITION, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED NORTH OF ROCK CREEK ROAD APPROXIMATELY 1/4 MILE EAST OF 12TH AVENUE N.W.

Item No. 12, being:

PP-1213-9 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SASSAN MOGHADAM (SMC CONSULTING ENGINEERS, P.C.) FOR P.B. ADDITION GENERALLY LOCATED ON THE WEST SIDE OF FLOOD AVENUE APPROXIMATELY 160' NORTH OF HIGHLAND PARKWAY.

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Chairman Sherrer asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, he asked whether any member of the audience wished to speak regarding any item. There being none, he asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to place approval of Item Nos. 3 through 12 on the Consent Docket and approve by one unanimous vote. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Diana Hartley, Tom Knotts, Roberta Pailles, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	Curtis McCarty

Ms. Tromble announced that the motion, to place approval of Item Nos. 3 through 12 on the Consent Docket and approve by one unanimous vote, passed by a vote of 8-0.

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Item No. 3, being:

APPROVAL OF THE OCTOBER 11, 2012 REGULAR SESSION MINUTES

This item was approved as submitted on the Consent Docket by a vote of 8-0.

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Item No. 4, being:

COS-1213-3 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JEFFREY CARLSON (CORNERSTONE REGIONAL SURVEYING, L.L.C.) FOR ROCKIN' ROSE FARM, GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY 1/4 MILE EAST OF 72ND AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey
3. Staff Report
4. Greenbelt Commission Comments
5. Norman Greenbelt Enhancement Statement

The Certificate of Survey for ROCKIN' ROSE FARM was approved on the Consent Docket by a vote of 8-0.

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Item No. 5, being:

FP-1213-15 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY NORMAN DOP VII, L.L.C. (CORNERSTONE REGIONAL SURVEYING, L.L.C.) FOR DOLLAR GENERAL ALAMEDA ADDITION, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ALAMEDA DRIVE APPROXIMATELY 1/4 MILE EAST OF 72ND AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Site Plan
5. Preliminary Plat

The Final Plat for DOLLAR GENERAL ALAMEDA ADDITION was approved on the Consent Docket by a vote of 8-0.

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Item No. 6, being:

FP-1213-16 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY ABSENTEE SHAWNEE TRIBE OF OKLAHOMA HEALTH CENTER (CARDINAL ENGINEERING) FOR ABSENTEE SHAWNEE HEALTH CARE ADDITION, SECTION 2, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LITTLE AXE DRIVE AND APPROXIMATELY 775' EAST OF 156TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Site Plan
5. Preliminary Plat

The Final Plat for ABSENTEE SHAWNEE HEALTH CARE ADDITION, SECTION 2 was approved on the Consent Docket by a vote of 8-0.

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Item No. 7, being:

FP-1213-17 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY HALLBROOKE DEVELOPMENT GROUP, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR COMMERCE PARKWAY ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, A REPLAT OF PART OF COMMON AREA A, DETENTION POND & ACCESS EASEMENT OF COMMERCE PARKWAY ADDITION SECTION 2, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE N.W. APPROXIMATELY 1,551' NORTH OF INDIAN HILLS ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Deferral Memo
5. Final Site Development Plan
6. Revised Preliminary Plat

The Final Plat for COMMERCE PARKWAY ADDITION, SECTION 3, A Planned Unit Development was approved on the Consent Docket by a vote of 8-0.

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Item No. 8, being:

FP-1213-18 – CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT SUBMITTED BY HEARTLAND CHURCH, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR HEARTLAND CHURCH ADDITION, A PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF TECUMSEH ROAD APPROXIMATELY 1/2 MILE WEST OF PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Final Site Development Plan
5. Revised Preliminary Plat

The Final Site Development Plan and the Final Plat for HEARTLAND CHURCH ADDITION, A Planned Unit Development were approved on the Consent Docket by a vote of 8-0.

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Item No. 9, being:

FP-1213-19 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY HIGHLAND HILLS, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR HIGHLAND VILLAGE ADDITION SECTION 7, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF HIGHLAND VILLAGE DRIVE APPROXIMATELY 1,600' WEST OF PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Revised Preliminary Plat

The Final Plat for HIGHLAND VILLAGE ADDITION, SECTION 7 was approved on the Consent Docket by a vote of 8-0.

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Item No. 10, being:

FP-1213-20 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY UNIVERSITY TOWNE CENTER, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR UNIVERSITY NORTH PARK SECTION X, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ON THE NORTH SIDE OF CONFERENCE DRIVE AND WEST OF 24TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Final Plat
3. Staff Report
4. Final Site Development Plan
5. Revised Preliminary Plat

The Final Plat for UNIVERSITY NORTH PARK SECTION X, A Planned Unit Development was approved on the Consent Docket by a vote of 8-0.

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Item No. 11, being:

PP-1213-7 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY TERRA VERDE DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR TRAILWOODS ADDITION, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED NORTH OF ROCK CREEK ROAD APPROXIMATELY 1/4 MILE EAST OF 12TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Greenbelt Commission Comments
5. Norman Greenbelt Enhancement Statement

The Preliminary Plat for TRAILWOODS ADDITION, A Planned Unit Development was approved on the Consent Docket by a vote of 8-0.

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Item No. 12, being:

PP-1213-9 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SASSAN MOGHADAM (SMC CONSULTING ENGINEERS, P.C.) FOR P.B. ADDITION GENERALLY LOCATED ON THE WEST SIDE OF FLOOD AVENUE APPROXIMATELY 160' NORTH OF HIGHLAND PARKWAY.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Greenbelt Commission Comments
7. Greenbelt Enhancement Statement

The Preliminary Plat for P.B. ADDITION was approved on the Consent Docket by a vote of 8-0.

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Item No. 15, being:

CONSIDERATION OF A REQUEST SUBMITTED BY 77 STORAGE PLACE, L.L.C.

15A. ORDINANCE NO. O-1213-19 – 77 STORAGE PLACE, L.L.C. REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO I-1, LIGHT INDUSTRIAL DISTRICT, FOR PROPERTY LOCATED AT 3722 CLASSEN BOULEVARD.

15B. PP-1213-10 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY 77 STORAGE PLACE, L.L.C. (RUSSELL F. KETNER, P.E.) FOR CCC ADDITION SECTION 2 FOR PROPERTY LOCATED AT 3722 CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Postponement Memo

Chairman Sherrer noted that staff has requested that this item be postponed until the December meeting.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to postpone action on Ordinance No. O-1213-19 and Preliminary Plat PP-1213-10 until the December 13, 2012 Planning Commission meeting. Diana Hartley seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Diana Hartley, Tom Knotts, Roberta Pailles, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	Curtis McCarty

Ms. Tromble announced that the motion, to postpone action on Ordinance No. O-1213-19 and Preliminary Plat PP-1213-10 until the December 13, 2012 meeting, passed by a vote of 8-0.

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Item No. 13, being:

CONSIDERATION OF A REQUEST SUBMITTED BY SWITZER'S LOCKER ROOM OF NORMAN, L.L.C.

13A. RESOLUTION NO. R-1213-62 – SWITZER'S LOCKER ROOM OF NORMAN, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-5) FROM SPECIAL PLANNING AREA 9B DESIGNATION AND FROM COMMERCIAL DESIGNATION TO INDUSTRIAL DESIGNATION FOR PROPERTY LOCATED AT 3180 S. CLASSEN BOULEVARD AND FOR A PORTION OF 3290 S. CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary 10/25/12

PRESENTATION BY STAFF:

Ms. Connors reported that staff is requesting that the Norman 2025 Plan amendment be withdrawn. Information that was uncovered after the agenda books were printed indicates that there is no need for a Land Use Plan amendment.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Jim Gasaway moved to withdraw Resolution No. R-1213-62 from the agenda. Chris Lewis seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Diana Hartley, Tom Knotts, Roberta Pailles, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	Curtis McCarty

Ms. Tromble announced that the motion, to withdraw Resolution No. R-1213-62 from the agenda, passed by a vote of 8-0.

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13B. ORDINANCE NO. O-1213-15 – SWITZER'S LOCKER ROOM OF NORMAN, L.L.C. REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO I-1, LIGHT INDUSTRIAL DISTRICT, FOR PROPERTY LOCATED AT 3180 S. CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan

13c. PP-1213-11 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SWITZER'S LOCKER ROOM OF NORMAN, L.L.C. (ARC ENGINEERING CONSULTANTS) FOR SWITZER'S LOCKER ROOM EXPANSION ADDITION FOR PROPERTY LOCATED AT 3180 S. CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Greenbelt Commission Comments
7. Norman Greenbelt Enhancement Statement

PRESENTATION BY STAFF:

Ms. Hudson – The applicant is requesting to rezone from A-2 to I-1 for Light Industrial for this parcel that they have recently acquired. The existing zoning in the area is, to the north, I-1 Light Industrial. To the south is their existing facility, which is also zoned I-1. The existing land use is their existing facility to the south. To the north is an industrial use; I'm not sure what is there right now, but there was a commercial business there at one time.

PRESENTATION BY THE APPLICANT:

Steve Rollins, ARC Engineering Consultants, representing the applicant, was available to answer any questions. The project is an expansion of the existing storage site.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chris Lewis moved to recommend adoption of Ordinance No. O-1213-15 and the Preliminary Plat for SWITZER'S LOCKER ROOM EXPANSION ADDITION to the City Council. Dave Boeck seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Diana Hartley, Tom Knotts, Roberta Pailes, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	Curtis McCarty,

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1213-15 and the Preliminary Plat for SWITZER'S LOCKER ROOM EXPANSION ADDITION to City Council, passed by a vote of 8-0.

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Item No. 14, being:

ORDINANCE NO. O-1213-22 – MUIRFIELD, INC. REQUESTS REMOVAL OF THE LIMITS OF NO ACCESS FROM THE FINAL PLAT FOR HIGHLAND VILLAGE ADDITION, SECTION 6 AS IT PERTAINS TO LOT 6, BLOCK 5, LOCATED AT 3004 TERRACE PARK TRAIL.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Application Packet

PRESENTATION BY STAFF:

Mr. Danner – During the review of preliminary plats and final plats, staff takes a look at the collector street system and places limits of no access on the lots that front collector streets so there will not be a conflict or potential hazard to that particular street. That is the reason this limits of no access was placed on this particular lot. However, it was brought to our attention by the builder, and the traffic engineer and other engineering staff have looked at the site, that due to the topography of this property and how it relates to the lots next to it, that this limits of no access is actually a hindrance to this particular lot. If the driveway were placed in the location that it was proposed on paper, there would be a conflict and a hazard for those using the driveway. Staff supports the removal of the limits of no access.

APPLICANT PRESENTATION:

Sean Rieger, 136 Thompson Drive, representing the applicant – I'm really here to answer any questions. The only reason we're in front of you is because it is on the plat, which is a filed legal document, so we have to go back through the process to take it off the plat.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Chris Lewis moved to recommend adoption of Ordinance No. O-1213-22 to the City Council.
Diana Hartley seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Diana Hartley, Tom Knotts, Roberta Pailles, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	Curtis McCarty,

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1213-22 to City Council, passed by a vote of 8-0.

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Item No. 15, being:

CONSIDERATION OF A REQUEST SUBMITTED BY 77 STORAGE PLACE, L.L.C.

15A. ORDINANCE NO. O-1213-19 – 77 STORAGE PLACE, L.L.C. REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO I-1, LIGHT INDUSTRIAL DISTRICT, FOR PROPERTY LOCATED AT 3722 CLASSEN BOULEVARD.

15B. PP-1213-10 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY 77 STORAGE PLACE, L.L.C. (RUSSELL F. KETNER, P.E.) FOR CCC ADDITION SECTION 2 FOR PROPERTY LOCATED AT 3722 CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Postponement Memo

Action was taken to postpone this item until the December 13, 2012 Planning Commission meeting earlier in the meeting.

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Item No. 16, being:

ORDINANCE NO. O-1213-17 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO ADD PROVISIONS TO ALLOW CREMATORIALS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Exhibit A – Survey on Crematoriums
3. Exhibit B – State of Oklahoma Regulations for Crematoriums
4. Annotated Ordinance No. O-1213-17

Ms. Gordon asked to be recused from participation on this item.

Chris Lewis moved to recuse Commissioner Gordon from participation in this item. Diana Hartley seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Diana Hartley, Tom Knotts, Roberta Pailles, Chris Lewis, Andy Sherrer
NAYES	None
ABSENT	Curtis McCarty

Ms. Tromble announced that the motion to recuse Commissioner Gordon from participation on this item passed by a vote of 8-0. Ms. Gordon vacated her seat and left the room.

PRESENTATION BY STAFF:

1. Ms. Connors – We have had a couple of inquiries regarding allowing crematoriums within the city limits of Norman. Because they are an unusual use, and our Zoning Ordinance does not really speak to them at all, staff is proposing to amend the Zoning Ordinance to specifically allow this use with conditions and requirements. I was here before you at the end of the meeting last month and identified some of the elements that we were going to be looking at. We are proposing that crematoriums be allowed as permitted uses in the I-1 and I-2 zones, and with a special use permit in the A-2, C-2 and C-3 zoning categories. The proposed criteria for crematoriums would be that they must meet all the setbacks of the underlying zoning district, except that they must be located a minimum of 400 feet from any residential zoning district, measured from the closest point of the crematorium building to the nearest residential district. They also must meet all applicable state and federal requirements for incineration equipment, and there is a licensing requirement in the State of Oklahoma for crematoriums. Any storage must be on the inside of the building, and the incinerator stacks should not be located on the front roof portion of the structure facing any street, and they must have vehicle access directly to an arterial. As far as parking, we are suggesting one parking space for every 1,000 square feet of floor area because this is really very much like a warehouse use, as opposed to any other type of use. Those are the primary conditions that we are placing within those five zoning categories, whether it is a special use or a permitted use.

2. Mr. Boeck – Where did that 400 feet come from? Ms. Connors – Staff researched a number of other cities that have crematoriums and that really was one of the highest distances, but it is a protection. Every city that we looked at had some kind of setback protection from residential areas and that is what staff is proposing.

3. Mr. Boeck – I guess the next question is, does their smokestack system have a scrubber, or how do you judge pollution from a crematorium? Ms. Connors – There really isn't very much – this is really a very clean system under modern technology so there really isn't visible smoke that comes out of the smokestacks.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Dave Boeck moved to recommend adoption of Ordinance No. O-1213-17 to the City Council.
Chris Lewis seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Diana Hartley, Tom Knotts, Roberta Pailes, Chris Lewis, Andy Sherrer
NAYES	None
RECUSED	Cindy Gordon
ABSENT	Curtis McCarty

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1213-17 to City Council, passed by a vote of 7-0.

Ms. Gordon was invited back into Chambers and resumed her seat.

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Item No. 17, being:

MISCELLANEOUS DISCUSSION

Chairman Sherrer welcomed Janay Greenlee, who has been hired as a Planner II in the Planning Department.

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Item No. 18, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:48 p.m.



Norman Planning Commission